



160, West Wing

FAIRFIELD ,
Hertfordshire, SG5 4FY
£260,000

COUNTRY PROPERTIES
PART OF HUNTERS

A spacious, 2 bedroom apartment in the sought after Grade II listed Fairfield Hall. This apartment benefits from a ground floor bedroom with en-suite, a family bathroom and a 1st floor 2nd bedroom. The living area is a very spacious 24.5 ft by 12.5 ft with a fantastic high ceiling and feature stone mullioned windows, off the living area is a good size kitchen with another full height window making the whole living area bright and airy.



- Spacious living accomodation
- High ceilings
- 2 Bedrooms
- En-suite to master bedroom
- Separate bathroom
- 1st floor 2nd bedroom
- Good size kitchen with large window
- Stone mullioned full height feature windows
- Service charge - £3,800 PA
- Ground rent - £150 PA





Room Sizes

Sitting Dining Room - 24' 4" x 12' 5" (7.42m x 3.78m)

Kitchen - 8' 3" x 7' 7" (2.51m x 2.31m)

Bedroom 1 - 12' x 11' 5" (3.66m x 3.48m)

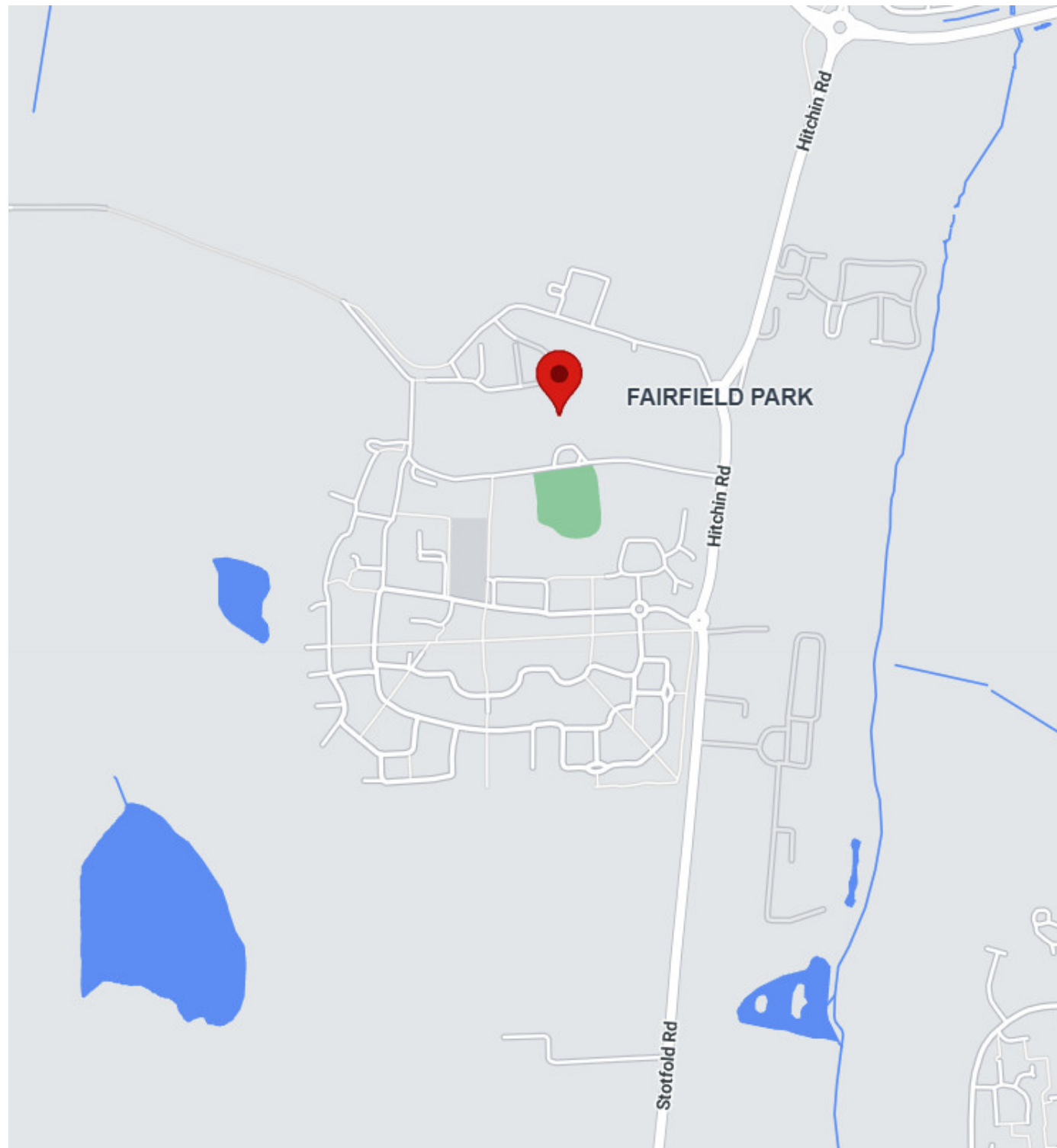
Bedroom 2 - 15' x 8' 9" (4.57m x 2.67m)

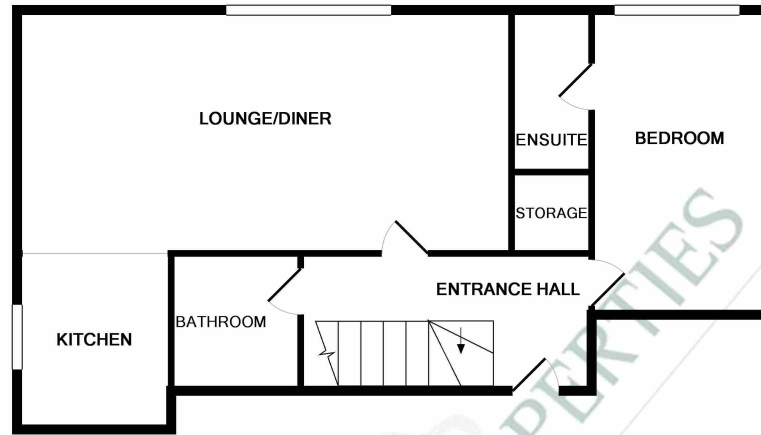


Location

Fairfield Hall

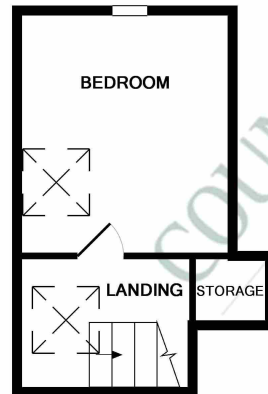
Fairfield is situated on the edge of the Hertfordshire and Bedfordshire border, within 100's of acres of parkland. There is excellent access to the A1 and nearby train stations at Letchworth and Arlesey, providing trains to London Kings Cross in approximately 35 - 40 minutes. With an outstanding lower school, a Tesco convenience store, hairdressers, garden centre and Bannatyne's gym, spa and restaurant, Fairfield offers something for everyone. There is a thriving community within Fairfield with many local events and gatherings to enjoy.





GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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